



DAHLIA COURT OFFICE WAREHOUSE PARK

Leasing Information

-Building 1 SF Available:	9,750 sf (estimated completion 7/1/26)
-Building 2 SF Available:	9,750 sf (estimated completion 7/1/26)
-Building 3 SF Available:	FULLY LEASED
-Building 4 SF Available:	9,000 sf (estimated completion 10/1/26)
-Building 5 SF Available:	9,000 sf (estimated completion 10/1/26)
-Proposed Rental Rate:	\$12.50/sf
- Estimated CAM, Taxes, and Insurance:	\$1.50/sf
-Minimum Lease Term:	5 years
-Minimum Unit SF:	3,000 sf

Notes:

Each 3,000-sf minimum space will include the following:

- 500 sf office area fully conditioned
- Aluminum storefront entrance with glass
- 2,500 sf open warehouse area heated
- Warehouse area has 18 ft. eave height with 16 ft. roll up door
- Restrooms
- Access to shared semi-truck loading & unloading dock